



Approved 10-16-19 (cz)

**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, SEPTEMBER 25, 2019**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Paul Alessio, Chair  
Prescott Smith, Vice Chair  
Larry S. Kush, Commissioner  
Ali Fakhri, Commissioner  
Kevin Bollinger, Commissioner  
Christian Serena, Commissioner  
Renee Higgs, Commissioner

**STAFF:** Tim Curtis  
Margaret Wilson  
Randy Grant  
Bryan Cluff  
Doris McClay  
Erin Perreault  
Taylor Reynolds  
Alex Acevedo  
Lorraine Castro

**CALL TO ORDER**

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**MINUTES REVIEW AND APPROVAL**

1. Approval of the September 11, 2019 Regular Meeting Minutes including Study Session.

**Commissioner Kush moved to approve the September 11, 2019 Regular Meeting Minutes, including Study Session, seconded by Commissioner Serena.**

**The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakhri, Commissioner Serena, Commissioner Bollinger and Commissioner Higgs.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

## CONSENT AGENDA

2. [2019 Revised Planning Commission Calendar:](#)

Request to modify the Planning Commission calendar. To change the Remote General Plan Hearing date to October 16, 2019.

**Commissioner Kush move to approve the revisions to the Planning Commission Calendar, seconded by Commissioner Higgs.**

**The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakih, Commissioner Serena, Commissioner Bollinger and Commissioner Higgs.**

3. [4-UP-2019 \(Aerohead Aviation Heliport\)](#)

Request by owner for a Conditional Use Permit for a new heliport on a +/- 1.7-acre site with Industrial Park (I-1) zoning located at 15570 N. 83<sup>rd</sup> Way. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Jim Larson, 602-955-9929.

**Move to make a recommendation to City Council for approval case 4-UP-2019, by a vote of 7-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, seconded by Commissioner Higgs.**

**The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakih, Commissioner Serena, Commissioner Bollinger and Commissioner Higgs.**

## REGULAR AGENDA

4. [8-ZN-2019 \(Senior Living at McDowell Mountain Ranch\)](#)

Request by owner for a Zoning District Map Amendment from Single-family Residential, Planned Community District, Environmentally Sensitive Lands (R1-35 PCD ESL) to Commercial Office, Planned Community District (C-O PCD) and Development Plan amendment on a +/-5-acre site located at 9875 & 9909 E. McDowell Mountain Ranch Rd (217-14-037A and 217-14-038A). Staff contact person is Doris McClay, 480-312-4214. Applicant contact person is Michael Leary, 480-991-1111.

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5. [5-AB-2019 \(Senior Living at McDowell Mountain Ranch\)](#)

Request to abandon the thirty-three (33) foot General Land Office Patent Easement (GLOPE) on the east side of parcel 217-14-037A, the thirty-three (33) foot General Land Office Patent Easement on the west side and the thirty-three (33) foot General Land Office Patent Easement on the south side on parcel 217-14-038A on the south side of McDowell Mountain Ranch Road east of 98th Street (9875 & 9909 E. McDowell Mountain Ranch Road). Staff contact person is Doris McClay, 480-312-4214. Applicant contact person is Michael Leary, 480-991-1111.

**Item No's. 4 & 5: Move to make a recommendation to City Council for approval cases 8-ZN-2019 and 5-AB-2019 per the motions noted below.**

**1<sup>st</sup> Motion: Commissioner Bollinger made a motion to approve cases 8-ZN-2019 & 5-AB-2019, motion failed due to a lack of second motion, Commissioner Kush recused himself.**

**2<sup>nd</sup> Motion: Commissioner Bollinger made a motion to continue cases 8-ZN-2019 & 5-AB-2019, 2<sup>nd</sup> by Vice Chair Smith, motion passed with a vote of 5-1 with Commissioner Serena dissenting. Commissioner Kush recused himself.**

**3<sup>rd</sup> Motion: Commissioner Bollinger made a motion to reconsider prior motion, 2<sup>nd</sup> by Chair Alessio, motion passed with a vote of 5-1 with Commissioner Serena dissenting, Commissioner Kush recused himself.**

**4<sup>th</sup> Motion: Commissioner Bollinger made a motion to deny cases 8-ZN-2019 & 5-AB-2019, 2<sup>nd</sup> by Commissioner Serena, the motion passed with a vote of 6-0, Commissioner Kush recused himself.**

**The motion carried unanimously to deny with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Fakh, Commissioner Serena, Commissioner Bollinger and Commissioner Higgs, Commissioner Kush recused himself.**

Speaker Cards: Jason Rose and Mathew Ohre

## **Non-ACTION ITEM**

6. [5-GP-2019 \(Non-Major Amendment to Scottsdale General Plan 2001\)](#)

Discussion regarding a non-major amendment to the City of Scottsdale General Plan 2001 to add state statute required content including, but not limited to, a Conservation, Rehabilitation and Redevelopment Element, a Neighborhood Preservation and Revitalization Element, an Energy Element, a Bicycle Element, and, updated demographics, mapping and graphics content, for continued compliance with Arizona Revised Statutes. Staff contact person is Taylor Reynolds, 480-312-7924.

## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:32 p.m.

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